HIGHER NEW JERSEY VALUES.

PRICES RISING RAPIDLY IN THE SUBURBAN SECTIONS.

Manhattan Speculators To Be Active in Those Districts-Small Volume of Business Transacted in Local Market Last Week.

A market was found last week for several im-proved parcels valued at many hundred thousand Beekman restrictions. dollars each. The budget of other sales was unusually small and gave no indication of a revival of vigorous activity on Manhattan Island at an early date. There is not the slightest doubt that the present dulness of the market is due to the majority of speculators having many properties for sale, and money conditions being unsatisfactory to prospective buyers. In spite of the listless trading, few persons are asking less now for their parcels than they were some weeks ago. This is a pretty good sign that speculators are well able to carry their parcels through a long dull period and are expecting a fairly brisk fall market. A little lowering of prices would undoubtedly stimulate reality trading, but as no one is apparently willing to take the lead in this respect the volume of business is likely to continue small.

Many speculators are planning to become active in The Bronx or in the suburban districts of New Jersey next fall. Unless all signs are false harbingers of coming events, the expected boom in New Jersey real estate will be one of the largest suburban purchasing movements ever known. William G. McAdoo, president of the McAdoo tunnel companies, expects to have the old Morton street tunnel between Jersey City and Sith street and Sixth avenue, this city, in operation early in Ocdollars each. The budget of other sales was unusually small and gave no indication of a revival of vigorous activity on Manhattan Island at an early date. There is not the slightest doubt that

AN OPPORTUNITY FOR HOMESEEKERS.



No. 881 FIFTH AVENUE. Reported sold last week by the Heber R. Bishop estate to Edward H. Har-

HOTEL BROZTELL.

No. 3 to 7 East 27th street, bought last week by the Jeremiah C. Lyons Build-ing and Construction Company.

tober, and the New Jersey realty boom will be well under way some weeks before that time, it is thought. Values in Jersey City Newark, Bayonne and in other New Jersey cities and towns within the zone of the McAdoo tunnel system are rising rapidly, and real estate experts are confident that an unusually large number of profitable deals in New Jersey suburban property will be made in the next five months.

One of the leading Menhatten transactions re-

the zone of the McAdoo tunnel system are rising rapidly, and real estate experts are confident that an unusually large number of profitable deals in New Jersey suburban property will be made in the next five months.

One of the leading Manhattan transactions reported last week was the sale by Potter & Bro. to the J. C. Lyons Building and Construction Company of the Brozteil, a twelve story hotel, Nos. 2, 5 and 7 East 27th st., on a plot 57x98.9 feet. In part payment for the hotel Potter & Bro. took No. 1914 Madison ave., a six story dwelling house, on a lot 22x100 feet, adjoining the home of Stuyvesant Fish, at the northwest corner of 78th st.

Benedict & Badt sold through Slawson & Hobbe a six story elevator apartment house, with stores, on a plot 40x100 feet, at the northwest corner of 138th st. and Broadway. Charles B. Morgan is the buyer.

F. E. Barnes sold for the Freeman estate Nos. 1.698 and 1.610 Broadway and No. 204 to 208 West 49th st., old buildings, on a plot 47.3x65.1 feet. The purchase price was about \$8 a square foot. The buyer is an analysis of the Stand Broadway and No. 204 to 208 West 37th st., a four story building, on lot 20.10x plot down and basement have been leased to the Columbia Bank for the term of twenty-one years at an aggregate rental of \$500,000.

George R. Cannon has sold Nos. 502 and 504 West 151st st., a six story apartment house, on plot 75x st., a six story apartment house, on plot 75x dwelling house, on lot 18.2x9.11 feet.

Ames & Co. have sold for Jefferson M. Levy No. 212 West 37th st., a four story building, on lot 20.10x feet.

1.698 and 1,610 Broadway and No. 204 to 208 West 49th st., old buildings, on a plot 47.3x65.1 feet. The plot comprises about 3.299 square feet. The pur-chase price was about \$6 a square foot. The buyer intends to erect on the plot a hotel. The Eldean Realty and Construction Company

The Eldean Realty and Construction Company resold No. 25 to 23 West 23d st., three four story dwelling houses, on a plot 67.10x38.9 feet, to Joseph Pahys, who has leased the property to the selling company for a term of twenty-one years with renewals. A six story store and loft building will be erected on the site. In part payment Mr. Fahys gives to the Eldean company a five story dwelling house, on a lot 25x100.5 feet, No. 16 West 52d st. Joseph D. Cronan sold for Chaffes F. Hoffman to William Ferris No. 76 Duane st., a five story store and loft building, on a lot 24.6x77 feet. This is the first sale of the property in about fifty years.

Henry M. Well leased for Andrew Gilsey the two four story buildings Nos. 164 and 156 West 32d st. for a term of years. The property has a frontage of 27.8 feet and a depth of 72 feet and is directly opposite the proposed terminal of the Pennsylvania Railroad.

Gustav Heineke leased for Varick D. Martin to

Gustav Heineke leased for Varick D. Martin to Donald Campbell No. 147 East 62d st., a three story

60 feet.

Isaac Portman has sold to Samuel A. Potter No.
326 to 339 East 102d st., two six story tenement
houses with stores, on plot 75x100.11 feet. The buyer
gives property in 45th st., Brooklyn, in part pay-

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Eduard Dressler sold for a client to Wendel Bleser Nos. 284 and 2006 Amsterdam ave., a six story new law house, on a plot 50x80 feet; also sold No. 524 West 50th st., a five story tenement house, on a lot 25x13 feet, to Abraham Buth, who fas resold the property.

Poss & Reese sold for Francis G. Lloyd No. 169

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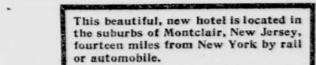
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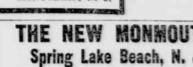
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